

Townhouse for Sale in Castiglione del Lago (PG)

260.000 €

Ref: TT181



Size : 240 sqm

Rooms : 8

Bedrooms : 4

Bathrooms : 4

Garage : Double

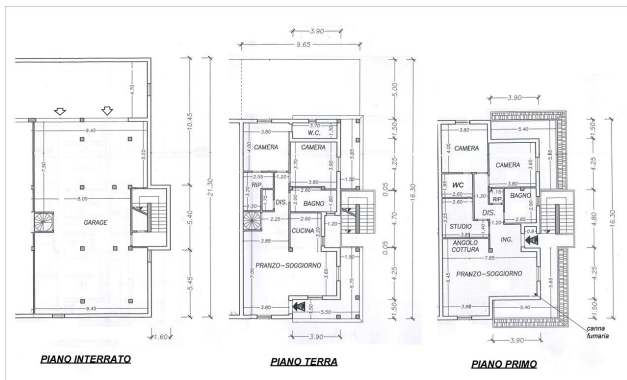
Garden : Private

Energy class : G

IPE : 300

CASTIGLIONE DEL LAGO (PG), at an altitude of 350 m s.l.m., in a hamlet 13 km from the town and 6 km from Chiusi, for sale semi-detached house in a building of four newly built real estate units with independent access and private garden. Panoramic view of Cortona and the lakes, very bright and pleasantly exposed. The property for sale consists of a finished and habitable ground floor apartment (living-dining room, kitchen, hallway, closet, bedroom, bathroom, bedroom with bathroom and wardrobe, two porches outside) and an apartment on the first floor at raw state, with partitions already made, there are to be completed systems, floors, internal fixtures, etc .., has access from an external staircase inside the garden of exclusive property. The apartment to be finished has an entrance, living room with chimney for a fireplace, kitchenette, hallway, two double bedrooms and one single, two bathrooms and two large balconies. The surface of the apartments is about 120 square meters + 120 square meters in addition to the balconies / porches (about 30 square meters + 30 square meters) and garden (about 800 square meters divisible) and attic (with access from the internal staircase from the hallway, partly usable for storage) . In the basement there is a large garage with cellar and laundry (about 150 square meters total) with access from a common vehicle ramp and a covered staircase. Furthermore, it would also be possible to install an elevator up to inside the houses directly from the basement (prepared). Both the garden and the garage can be divided in two in order to obtain the two completely autonomous apartments including these appliances. The townhouse is part of a building that was built in the early 2000s with an anti-seismic reinforced concrete structure and sound-absorbing screed built above the attic. The property can be equipped with both a LPG-fueled heating system (currently used with an already underground tank) and methane, on the upper floor it is possible to create an underfloor system. In the garden there is an

underground cistern for collecting rainwater that can be used for irrigation. The completion of the procedures for the installation of photovoltaic panels is underway. Possibility to build a swimming pool. Easy parking near the building. Request Euro 260,000. (Energy Class: G and IPE > 200 Kwh / m2year). Ref. TT181.





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